

PLANNING COMMISSION AGENDA
CITY OF NEWPORT BEACH
COUNCIL CHAMBERS - 3300 NEWPORT BOULEVARD
Thursday, February 9, 2012
STUDY SESSION – 4:30 p.m.

MICHAEL TOERGE
Chair

BRADLEY HILLGREN
Vice Chair

FRED AMERI
Secretary

KORY KRAMER

JAY MYERS

LARRY TUCKER

Planning Commissioners are citizens of Newport Beach who volunteer to serve on the Planning Commission. They were appointed by the City Council by majority vote for 4-year terms. At the table in front are City staff members who are here to advise the Commission during the meeting. They are:

PATRICK ALFORD, Planning Manager

**BRENDA WISNESKI, Deputy Community
Development Director**

LEONIE MULVIHILL, Assistant City Attorney TONY BRINE, City Traffic Engineer

NOTICE TO THE PUBLIC

This Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission's agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Commission and items not on the agenda but are within the subject matter jurisdiction of the Commission. The Commission may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact Leilani Brown, City Clerk, at least 72 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible (949-644-3005 or lbrown@newportbeachca.gov).

NEWPORT BEACH PLANNING COMMISSION AGENDA
Council Chambers – 3300 Newport Boulevard
Thursday, February 9, 2012
STUDY SESSION MEETING
4:30 p.m.

A. ROLL CALL

B. CURRENT BUSINESS

ITEM NO. 1 Newport Banning Ranch: Discussion of Open Space, Parks and Trails

SUMMARY: This is the second of a series of study sessions on the proposed Newport Banning Ranch project. The purpose of the study sessions is to provide the Planning Commission and the public the opportunity to review and discuss details of the proposed project prior to public hearings. This study session will focus on the proposed open space areas, parks, and trail system.

C. PUBLIC COMMENTS

Public comments are invited on items generally considered to be within the subject matter jurisdiction of the Planning Commission. Speakers must limit comments to three (3) minutes. Before speaking, please state your name for the record and print your name on the tablet provided at the podium.

D. ADJOURNMENT

PLANNING COMMISSION AGENDA
CITY OF NEWPORT BEACH
COUNCIL CHAMBERS - 3300 NEWPORT BOULEVARD
Thursday, February 9, 2012
Regular Meeting – 6:30 p.m.

MICHAEL TOERGE
Chair

BRADLEY HILLGREN
Vice Chair

FRED AMERI
Secretary

KORY KRAMER

JAY MYERS

LARRY TUCKER

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KIMBERLY BRANDT, Community Development Director

**BRENDA WISNESKI, Deputy Community
Development Director**

LEONIE MULVIHILL, Assistant City Attorney TONY BRINE, City Traffic Engineer

NOTICE TO THE PUBLIC

Regular meetings of the Planning Commission are held on the Thursdays preceding second and fourth Tuesdays of each month at 6:30 p.m. Staff reports or other written documentation have been prepared for each item of business listed on the agenda. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200. The agendas, minutes, and staff reports are also available on the City's web site at: <http://www.newportbeachca.gov>.

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If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

APPEAL PERIOD: Use Permit, Variance, Site Plan Review, and Modification Permit applications do not become effective until 14 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. Tentative Tract Map, Tentative Parcel Map, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. General Plan and Zoning Amendments are automatically forwarded to the City Council for final action.

NEWPORT BEACH PLANNING COMMISSION AGENDA
Council Chambers – 3300 Newport Boulevard
Thursday, February 9, 2012
REGULAR MEETING
6:30 p.m.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. PUBLIC COMMENTS

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Planning Commission. Speakers must limit comments to three (3) minutes. Before speaking, please state your name for the record and print your name on the tablet provided at the podium.

E. REQUEST FOR CONTINUANCES

F. CONSENT ITEMS

ITEM NO. 1 Minutes of January 19, 2012, Study Session

ACTION: Approve and file.

ITEM NO. 2 Minutes of January 19, 2012

ACTION: Approve and file.

G. PUBLIC HEARING ITEMS

ALL TESTIMONY GIVEN BEFORE THE PLANNING COMMISSION IS RECORDED. SPEAKERS MUST LIMIT REMARKS TO THREE (3) MINUTES ON ALL ITEMS. (Red light signifies when three (3) minutes are up; yellow light signifies that the speaker has one (1) minute left for summation.) Please print only your name on the pad that is provided at the podium.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Community Development Department, Planning Division located at 3300 Newport Boulevard, during normal business hours.

ITEM NO. 3 Weinberg Variance (PA2011-207)
138 Via Xanthe

SUMMARY: Variance application to allow the construction of a 818 square foot, second story addition to an existing nonconforming residence. The addition would encroach 1 foot within both required 4 foot side yard setback areas.

CEQA

COMPLIANCE: The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities). Additions to structures that are less than 50% of the existing building qualify provided there is no expansion of use. The proposed addition is approximately 33% of the existing residence and the residential density remains unchanged.

ACTION:

- 1) Conduct a public hearing; and
- 2) Adopt Resolution No. ____ approving Variance No. VA2011-010

ITEM NO. 4

Beach Coin Laundromat Amendments (PA2011-209)
200 30th Street

SUMMARY:

The property owner seeks to continue the nonconforming commercial use of the subject property by requesting the following amendments:

- 1) General Plan Amendment to change the land use designation from Two-Unit Residential (RT) to Visitor Serving Commercial (CV),
- 2) Coastal Land Use Plan Amendment to change the designation from Two-Unit Residential (RT-E) to Visitor Serving Commercial (CV-A), and
- 3) Zoning Code Amendment to change the zoning designation from Two-Unit Residential (R-2) to the Commercial Visitor-Serving (CV).

No change in land use or new development is proposed at this time.

CEQA**COMPLIANCE:**

The proposed amendments are exempt since they do not entail any significant alteration to the subject property and will bring the General Plan Land Use, Coastal Land Use, and Zoning District designations consistent with the present use of the subject property. The site is presently developed and no development is proposed at this time; therefore, the project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

ACTION:

- 1) Conduct a public hearing; and
- 2) Adopt Resolution No. ____ recommending City Council approval of:
 - General Plan Amendment No. GP2011-010,
 - Local Coastal Plan Amendment No. LC2011-006, and
 - Code Amendment No. CA2011-013.

ITEM NO. 5

Alternative Setback Determination (PA2012-001)
1702 Park Avenue

SUMMARY:

The applicant is requesting an alternative setback determination for property located at 1702 Park Avenue to accommodate redevelopment of the site. The applicant is requesting that the following setbacks be established:

- Front (Along Park Avenue) – 6 feet
- Sides – 3 feet
- Rear (Opposite Park Avenue) – 3 feet

CEQA**COMPLIANCE:**

The project is categorically exempt under Section 15305, of the California Environmental Quality Act (CEQA) Guidelines - Class 5 (Minor Alterations in Land Use Limitations), which consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent (%), which do not result in any changes in land use or density, including but not limited to: minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel. The Alternative Setback Determination does not constitute a major change which would require environmental review.

ACTION:

- 1) Conduct a public hearing; and
- 2) Approve Alternative Setback No. SA2012-001 to establish the following setbacks:
 - Front (Along Park Avenue) – 6 feet
 - Sides – 3 feet
 - Rear (Opposite Park Avenue) – 5 feet

H. NEW BUSINESS

I. STAFF AND COMMISSIONER ITEMS

ITEM NO. 6 Community Development Director's report.

ITEM NO. 7 Announcements on matters that Commission members would like placed on a future agenda for discussion, action, or report.

ITEM NO. 8 Request for excused absences.

ADJOURNMENT